

CHANGES IN THE SAN FRANCISCO
HOUSING INVENTORY
1981 and 1982

Prepared by the San Francisco Department of City Planning
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INTRODUCTION

The Housing Information Series reports describe the yearly change in the San Francisco housing stock with respect to housing construction and demolition. This is the 15th issue of the Housing Information Series. The series was begun in 1967 and its format has been kept consistent for comparative purposes. A number of new tables have been added recently to include information on condominium activity.

This year's report is for both 1981 and 1982. It has a joint summary for 1981 and 1982 and a separate set of tables and maps for each year for 1981 and 1982.

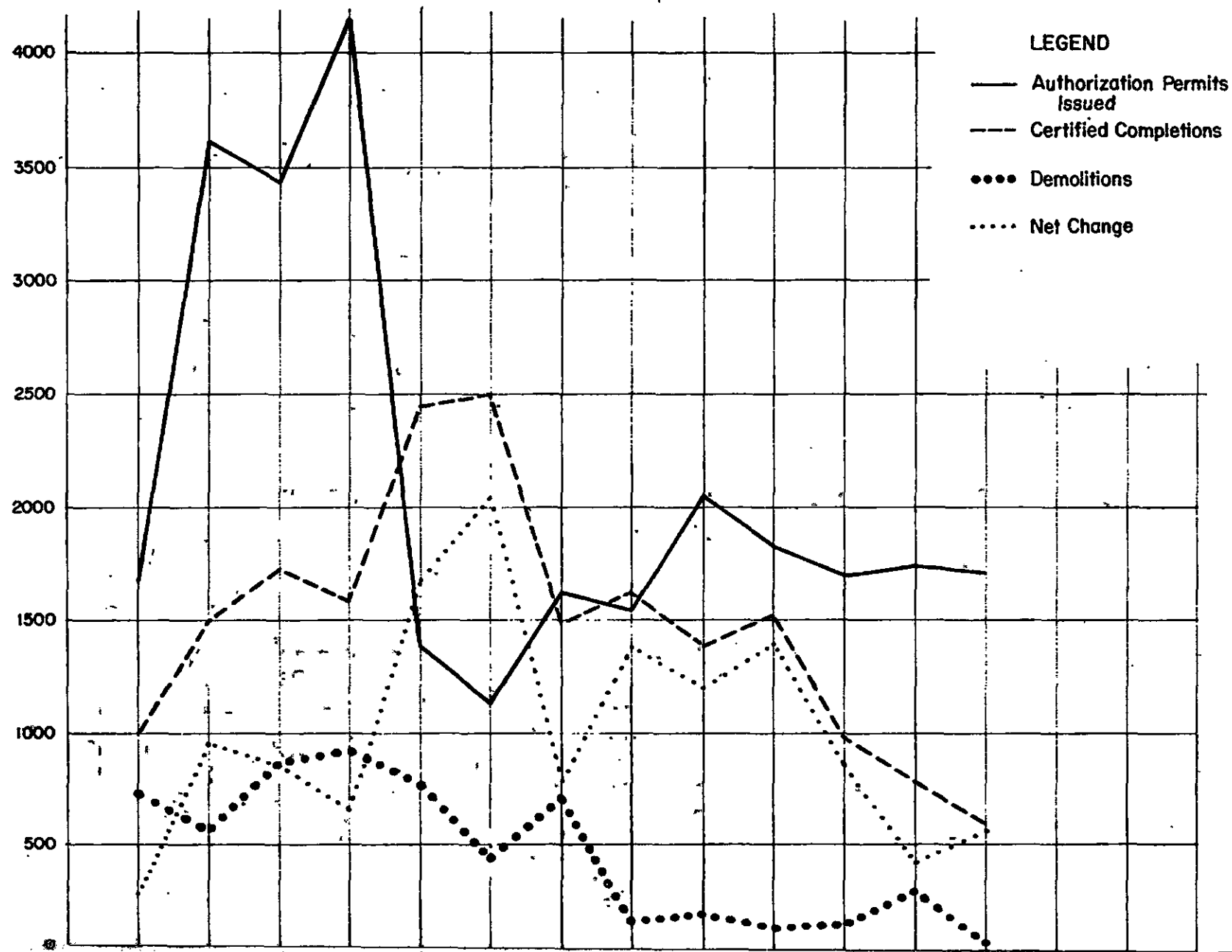
The report contains citywide housing statistics and an analysis by 15 community subareas. Information at the census tract level is provided in the Appendix Tables. The citywide findings are compared with the nine counties in the San Francisco Bay Area region. The variables examined include: the number of residential buildings constructed and demolished yearly, the number of housing units per building, public and private residential construction and demolition, and the number of condominium units constructed.

This year's report includes a number of charts that show annual housing trends and the subarea distribution of housing activity.

The data for the report is derived primarily from the Department of Public Works (DPW), Bureau of Building Inspection, and Central Permit Bureau.

Other sources of data include DPW Engineering and Condominium Subdivision, City Assessors Office, San Francisco Redevelopment Agency, and Security Pacific's California Construction Trends publication.

HOUSING UNITS TRENDS-1970 to 1982



CITYWIDE FINDINGS

New Construction

Housing construction in 1982 was at the lowest level since the beginning of the annual Housing Inventory Series in 1960 (Figure 1). In 1981 there were 780 new housing units constructed and in 1982 589 units (Table 3).

The number of units certified complete* has continued to decline from 1516 units in 1979 to 980 in 1980, 780 in 1981, and 589 units in 1982. This downward trend in residential construction coincides with the 1980-1982 recession and with the rapid increase in interest rates during this period.

It should be noted that during this decline in the number of units certified complete, the total number of housing units authorized** for construction remained above 1200 units per year (Table 7). While fewer units were certified complete in 1981 and 1982, there was no comparable drop in the number of residential building permits issued.

As in previous years, the majority of new housing construction in San Francisco is in multifamily units. In 1981 and in 1982 multifamily units comprised 84% and 92% of all the units constructed (Table 3). In 1982, 51% of all the units completed were in buildings with 20 units or more. These findings suggest a trend toward a few large projects producing the majority of the annual housing units in San Francisco.

Housing data on the number of bedrooms per unit show that in 1982 28% of the completed units were 1 bedroom, 33% were 2 bedrooms, and 33% were 3 bedrooms or more (Table 4). The 1981 distribution follows a similar pattern.

Private construction accounted for approximately 90% of the total number of units completed in 1981 and 1982. The remaining 10% were constructed by the San Francisco Redevelopment Agency in several redevelopment areas around the city (Table 5).

* Units certified complete are housing units which have obtained a certificate of completion from the Department of Public Works' Bureau of Building Inspection. These records do not include new housing construction which was not certified complete as of January 1982.

** Units authorized for construction are units which obtained building permits from the Department of Public Works' Central Permit Bureau.

Condominiums

Out of a total of 780 new units certified complete in 1981, 564 (72%) were condominiums. This continued the increase in the share of new construction maintained by condominiums since 1978: 2% in 1978, 18% in 1979, 43% in 1980, and 72% in 1981.

In 1982, however, only 91 (15%) of the 589 units certified complete were condominium units. This was a significant drop in the annual number of condominium units certified complete.*

Demolition

Two hundred and eighty-eight housing units were demolished in 1981, an increase of 125% over 1980. Demolition in 1982 was at an all-time low of 42 units. This fluctuation is partly explained by a significant increase in demolition through public action in 1981 and no demolitions through public action in 1982 (Table 10).

As in previous years, most demolition occurred in 1 or 2 unit buildings (Table 8). One and 2 unit buildings accounted for 70% of all the buildings demolished in 1981, and 93% in 1982.

Hotel demolition was limited to one building in 1981 with 66 units, and one building in 1982 with 36 units. (Table 11). This was a significant reduction from the 555 hotel units demolished in 1980.

Net Change

The net housing change (new construction minus demolition) for 1981 was 492 units and 547 units for 1982 (Table 1). The net gain for 1981 and 1982 increase the San Francisco housing stock by 1,039 units for a total of 317,647 units.**

* These figures do not account for large condominium projects which were built in 1982 but which were not certified complete in 1982. For example, Opera Plaza's 463 units were constructed in 1982 but were not certified complete until 1983. These units will be counted in the 1983 Housing Inventory Report.

** The housing stock total has been adjusted to the 1980 Census data figure. The Census counted 316,608 units in San Francisco in 1980 while the housing inventory counted 322,185. As was done in 1970, the housing inventory total in Table 2 will be adjusted once a detailed breakdown of units by building type is available from the Census.

DISTRICT FINDINGS

The annual net change by planning district tables show the greatest net gain in the Northeast district, with 274 units in 1981 and 276 units in 1982. The districts which followed in ranking were the Richmond with a net gain of 87 units in 1981 and 69 units in 1982, the Noe-Twin Peaks Central District with a net gain of 40 units in 1981 and 69 units in 1982 (Table 12).

The districts with a net housing loss in 1981 were the Western Addition with a net loss of 55 units, and the Downtown district with a net loss of 60 units. In 1982, only the Marina district had a net loss of 5 units. The Downtown district registered no gain or loss of housing units in 1982.

The districts with the greatest number of units certified complete generally are the same districts that experienced the greatest net housing gain (Table 14). The notable exception in 1981 are the Marina and South Central Districts which had a relatively high number of units certified completed and similar high number of demolitions.

The districts with the greatest number of units certified complete in 1981 were the Northeast with 277 new units and the Richmond with 124 units. These two districts experienced 51% of all the new residential construction in 1981 and 52% in 1982. The Marina district had 48 new units in 1981 and none in 1982.

The districts with a high demolition count in 1981 were the Western Addition with 67 units and the Downtown with 66 units (Table 17). These two districts experienced 46% of the demolition activity in 1981.

Other districts with a high incidence of demolition in 1981 were in the Marina (39 units), the Richmond (37 units), South Central (29 units), and Mission (25 units). These four districts accounted for 45% of all demolitions in 1981.

A significant lower number of units were demolished in 1982. Out of a total of 42 units demolished in 1982, 17 of these units were in the Richmond.

An analysis of single and multifamily construction in 1982 shows that most projects with 20 units or more were built in the Northeastern district. The majority of 5 to 9 unit buildings and 10 to 19 unit buildings were constructed in the Mission; most 2 to 4 unit buildings were constructed in the Richmond; and most single family units were constructed in the South Bayshore District (Tables 13 and 15). Similar data was not available for 1981.

Table 16 in the report ranks the districts by the number of bedrooms per unit. This table shows that most of the units completed in the Northeast district were one bedroom units, 172 units in 1981 and 155 units in 1982.

The Northeast sector is also noted for having gained the greatest number of condominium units in both 1981 and 1982 (Table 20). In fact, all 277 new

units in the Northeast district in 1981 were condominium. In rank order, the Richmond gained 89 new condominiums in 1981, the Marina 46 new condominiums, the Mission 39 new condominiums, and Buena Vista 36 new condominiums. In 1982, the districts with a high condominium count were the Richmond 25 units, the Mission 16 units, Central 13 units, and South of Market 11 units.

REGIONAL FINDINGS

Within a regional context San Francisco is not a major housing producer. In both 1981 and 1982 San Francisco accounted for only 8% of the total housing units authorized for construction in the 9 county bay region. That is 1,215 units out a total of 15,412 units for the region in 1982, and 1,242 out of 16,576 units in 1981.*

The counties with the greatest number of units authorized in 1982 were Alameda 24%, Contra Costa 18%, Santa Clara 19%, Sonoma 11%, and Soland 8%. The counties which had fewer authorized units were San Mateo 5%, Napa 3%, and Marin 3% (Table 6).

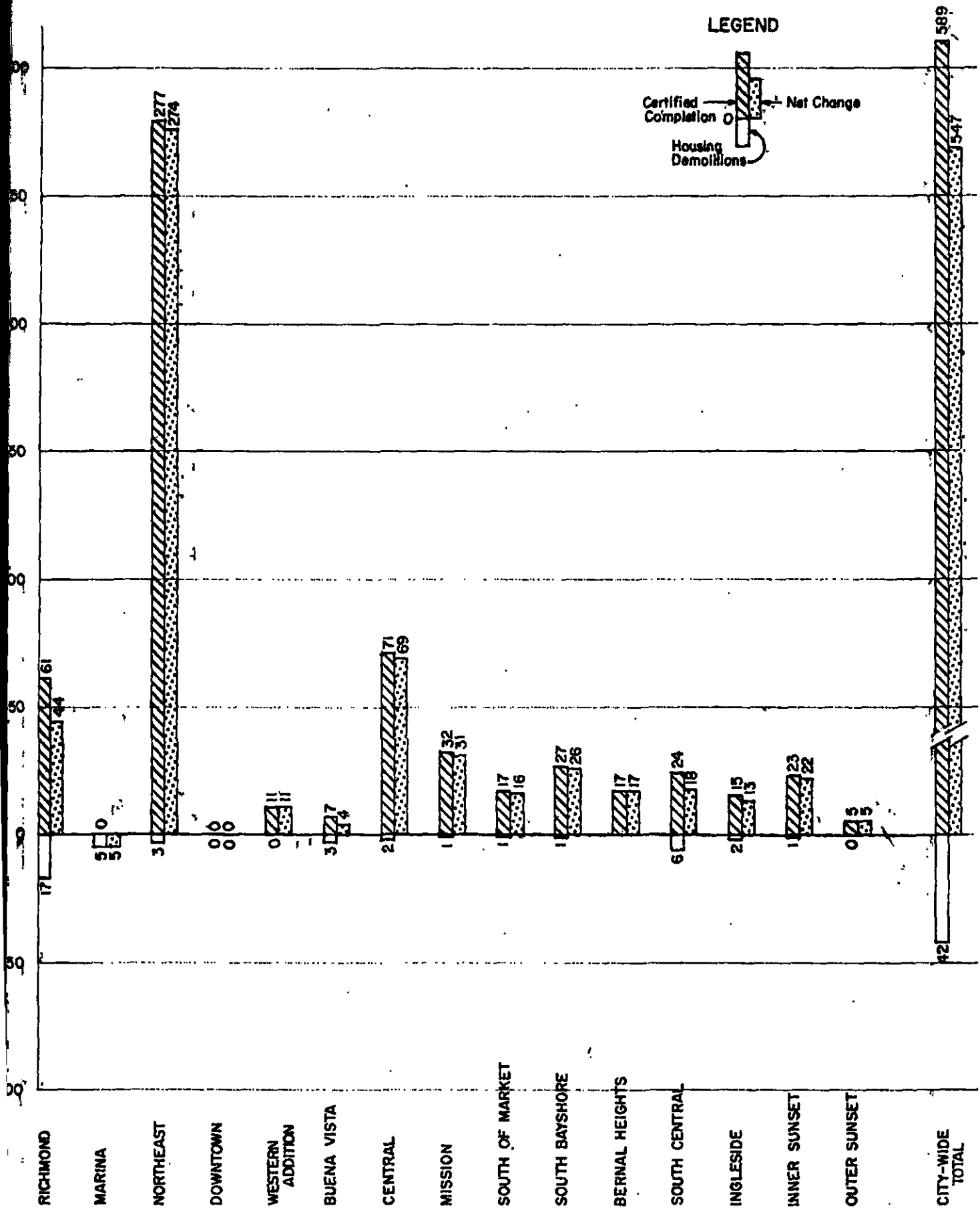
The counties which experienced the greatest housing activity in 1981 and 1982 were Alameda, Contra Costa and Santa Clara. Together these three counties accounted for 61% of the total number of units authorized in the 9 county bay region in 1982, and 64% in 1981.

The majority of the residential building permits issued in the 9 county bay region were for single family units, 62% in 1981 and 56% in 1982 (Table 7). Contrary to this regional trend, San Francisco continues to construct a higher percentage of multi-family units (92% in 1982) than single family units.

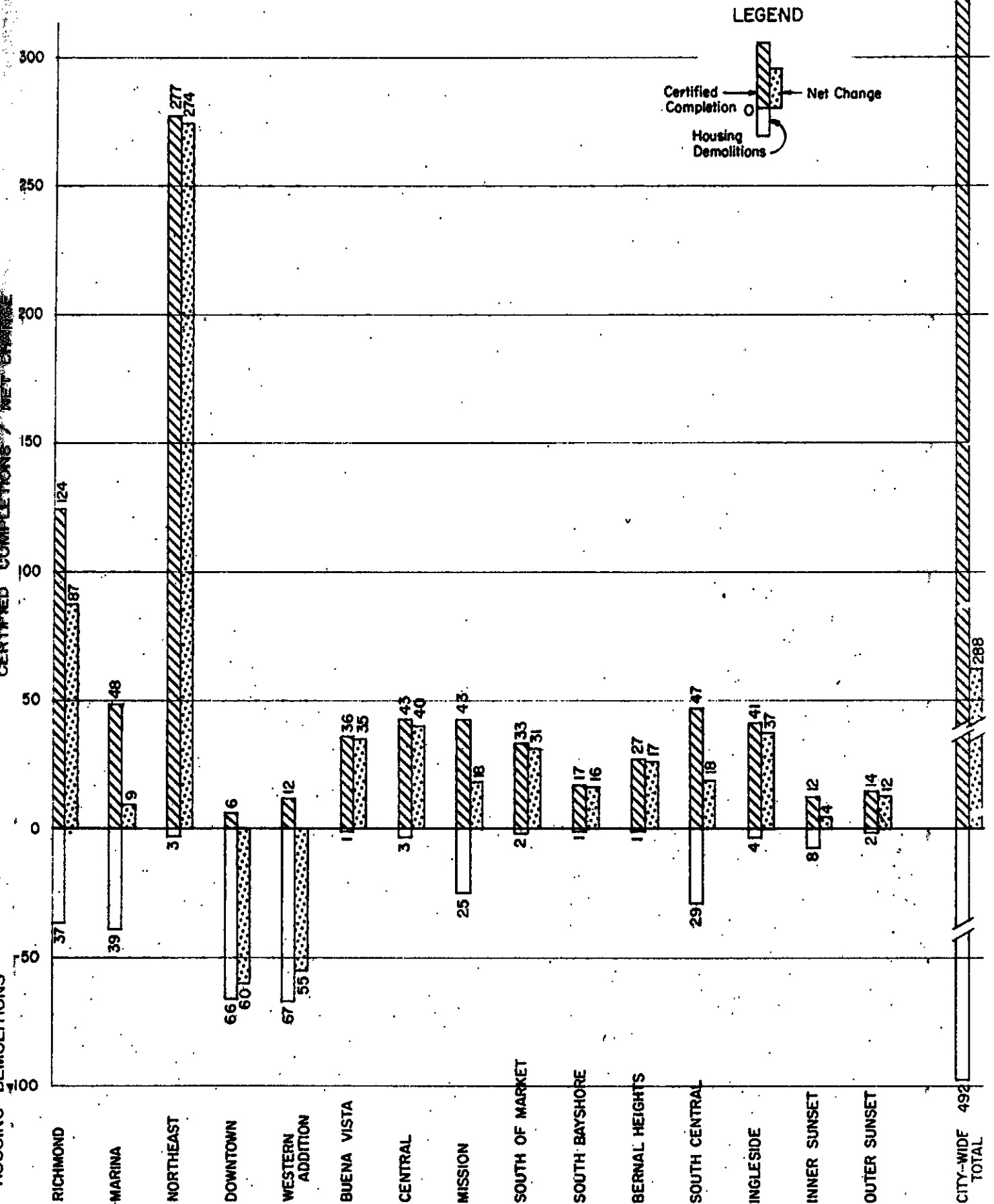
Permits for multifamily units in San Francisco accounted for 18% of the total number of multifamily units authorized in the Bay area in 1981, and 16% in 1982. However, single family permits in San Francisco accounted for only 1.7% of the total number of single family permits issued in the Bay Area in 1982, and .8% in 1981.

* California Construction trends, Research Department, Security Pacific National Bank.

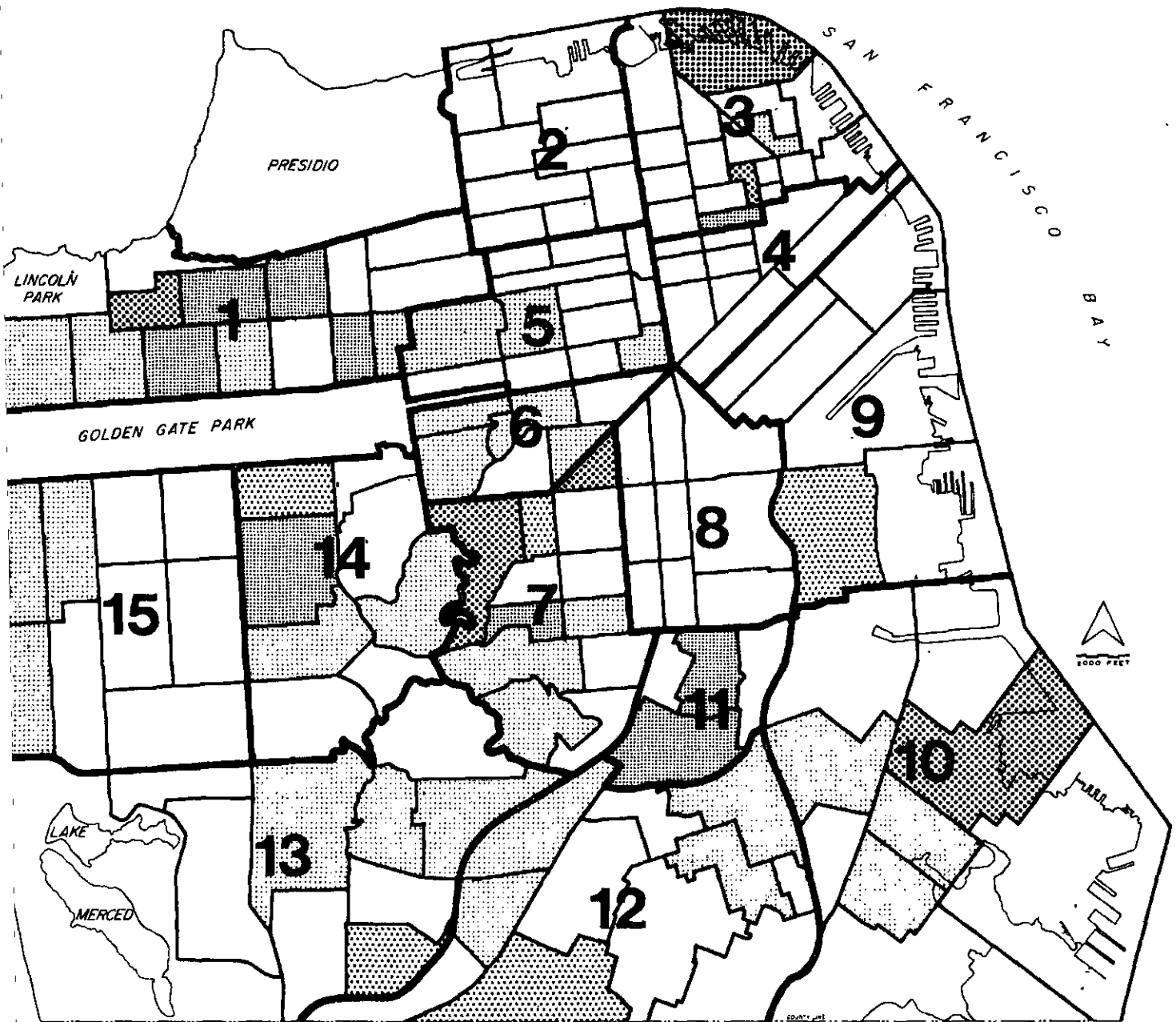
DISTRICT HOUSING ACTIVITY 1982



DISTRICT HOUSING ACTIVITY 1981



HOUSING UNIT CONSTRUCTION COMPLETIONS -1982








HOUSING UNITS		NUMBER OF CENSUS TRACTS		DIVISIONS	
	0		98	1	RICHMOND
	1 to 4		30	2	MARINA
	5 to 9		9	3	NORTHEAST
	10 to 24		5	4	DOWNTOWN
	25 to 150		6	5	WESTERN ADDITION
				6	BUENA VISTA
				7	CENTRAL
				8	MISSION
				9	SOUTH OF MARKET
				10	SOUTH BAYSHORE
				11	BERNAL HEIGHTS
				12	SOUTH CENTRAL
				13	INGLESIDE
				14	INNER SUNSET
				15	OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1982

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	25	25
Two Family	23	46
Three Family	16	48
Four Family	7	28
5-9 Family	6	46
10-19 Family	4	50
20 or More	4	304
Total	85	547

TABLE 2

San Francisco Housing Stock, December 1982

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	104103	32.2
Two Family	40878	12.6
3 to 4 Family	32811	10.2
5 to 9 Family	34483	10.7
10 or More	110948	34.3
Total	323224	100.0

NOTE: This housing stock total has not been adjusted to the 1980 census figure.

TABLE 3

Housing Units Certified Complete, 1982
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	50	42.7	50	8.5
Two Family	28	23.9	56	9.5
Three Family	17	14.5	51	8.7
Four Family	8	6.8	32	5.4
5-9 Family	6	5.1	46	7.8
10-19 Family	4	3.4	50	8.5
20 or More	4	3.4	304	51.6
Total	117	100.0	589	100.0

TABLE 4

Housing Units Certified Complete, 1982
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	59	10.0
One Bedroom	219	37.2
Two Bedrooms	129	21.9
Three or More Bedrooms	174	29.5
Bedrooms not Known	8	1.4
Total	589	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1982

	Number of Units	PerCent	Estimated \$ Costs	PerCent
Private Action	423	72	76815350	91
Public Action	166	28	7752338	9
Redevelopment Areas	14	2	950355-	1
Western Addition A-2	0)	0)	0)	0)
Yerba Buena Center	0)	0)	0)	0)
Diamond Heights	0)	0)	0)	0)
Hunters Point	14)	2)	950355)	1)
STOCKTON-SACRAMENTO	152	26	6801983	8
Public Housing	0	0	0	0
City Total	589	100	84567688	100

TABLE 6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1982

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	1878	1836	3714	294859.0	50.6
Contra Costa	1930	858	2788	21256.0	69.2
Marin	328	69	397	59149.0	82.6
Napa	262	255	517	38722.0	50.7
San Francisco	150	1065	1215	190243.0	12.3
San Mateo	317	568	885	124602.0	35.8
Santa Clara	1862	1080	2942	238272.0	63.3
Solano	834	416	1250	78154.0	66.7
Sonoma	1251	453	1704	101005.0	73.4
Total	8812	6600	15412	1326262.0	57.2

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council
of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1977 - 1982

	1982	1981	1980	1979	1978	1977
Total Bay Area	15412	16576	27852	33953	48284	46235
Total Bay Area Minus San Francisco	14197	15334	26650	32120	46239	44699
Total San Francisco	1215	1242	1202	1833	2045	1536
Multi Family Bay Area minus San Francisco	5535	5003	8495	7944	21278	11662
Multi Family San Francisco	1065	1159	1012	1594	1818	1167
Single Family Bay Area minus San Francisco	8662	10331	18155	24176	24961	33037
Single Family San Francisco	150	83	190	239	227	369

Source: 'Construction Reports', 1977 - 1982
San Francisco Bay Area, Dept. of Commerce, Real Estate
Research Council of Northern Calif. & Security Pacific Bank

TABLE 8

Housing Unit Demolitions, 1982
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	25	78.1	25	59.5
Two Family	5	15.6	10	23.8
Three Family	1	3.1	3	7.1
Four Family	1	3.1	4	9.5
5-9 Family	0	0.0	0	0.0
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	32	100.0	42	100.0

TABLE 9

Demolition by Public Action, 1982
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	0	0.0	0	0.0
Two Family	0	0.0	0	0.0
Three Family	0	0.0	0	0.0
Four Family	0	0.0	0	0.0
5-9 Family	0	0.0	0	0.0
10-19 Family	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1971 - 1982

Year	Total Units - Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
Total	5153	2867	5.6

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1982

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	0	0	0	0	0	0	0	0	0
26-50	0	0	0	1	1	36	1	1	36
51-75	0	0	0	0	0	0	0	0	0
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	0	0	0	0	0	0
Total	0	0	0	1	1	36	1	1	36

TABLE 12

Net Change of Housing Units
Districts in Rank Order
San Francisco, 1982.

Rank	District Number and Name	Number of Units
1	3 Northeast	276
2	7 Central	69
3	1 Richmond	44
4	8 Mission	31
5	10 South Bayshore	26
6	14 Inner Sunset	22
7	12 South Central	18
8	11 Bernal Heights	17
9	9 South of Market	16
10	13 Ingleside	13
11	5 Western Addition	11
12	15 Outer Sunset	5
13	6 Buena Vista	4
14	4 Downtown	0
15	2 Marina	-5
Total		547

TABLE 14

Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1982

Rank	District Number and Name	Number of Units	Percent
1	3 Northeast	279	47.4
2	7 Central	71	12.1
3	1 Richmond	61	10.4
4	8 Mission	32	5.4
5	10 South Bayshore	27	4.6
6	12 South Central	24	4.1
7	14 Inner Sunset	23	3.9
8	9 South of Market	17	2.9
9	11 Bernal Heights	17	2.9
10	13 Ingleside	15	2.5
11	5 Western Addition	11	1.9
12	6 Buena Vista	7	1.2
13	15 Outer Sunset	5	0.8
14	2 Marina	0	0.0
15	4 Downtown	0	0.0
Total		589	

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1982

Rank	District Number and Name		Number of Units	Percent
1	1	Richmond	17	40.5
2	12	South Central	6	14.3
3	2	Marina	5	11.9
4	3	Northeast	3	7.1
5	6	Buena Vista	3	7.1
6	7	Central	2	4.8
7	13	Ingleside	2	4.8
8	8	Mission	1	2.4
9	9	South of Market	1	2.4
10	10	South Bayshore	1	2.4
11	14	Inner Sunset	1	2.4
12	4	Downtown	0	0.0
13	5	Western Addition	0	0.0
14	11	Bernal Heights	0	0.0
15	15	Outer Sunset	0	0.0
Total			42	

TABLE 19

Planning District Trends, 1980 - 1982

Planning District	Completions		Demolitions		Net Change
	Number	%	Number	%	
1 Richmond	408	17.1	81	18.5	327
2 Marina	62	2.6	53	12.1	9
3 Northeast	668	28.1	15	3.4	653
4 Downtown	60	2.5	66	15.1	-6
5 Western Addition	119	5.0	85	19.5	34
6 Buena Vista	75	3.1	2	0.5	73
7 Central	212	8.9	8	1.8	204
8 Mission	182	7.6	29	6.6	153
9 South of Market	91	3.8	26	5.9	65
0 South Bayshore	59	2.5	2	0.5	57
1 Bernal Heights	72	3.0	6	1.4	66
2 South Central	170	7.1	44	10.1	126
3 Ingleside	97	4.1	5	1.1	92
4 Inner Sunset	81	3.4	12	2.7	69
5 Outer Sunset	25	1.0	3	0.7	22
Total	2381	100.0	437	100.0	1944

Source: Changes in the Housing Inventory 1980 - 1982

TABLE 19a

Planning Districts Annual Net Change 1973-1982

Planning District	Annual Net Change									
	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973
1. Richmond	44	87	190	53	92	147	67	70	113	237
2. Marina	-5	9	4	13	35	176	-1	154	256	56
3. Northeast	276	274	103	66	217	403	195	132	50	108
4. Downtown	0	-60	54	-6	0	33	0	0	0	-1
5. Western Addition	11	-55	78	285	197	136	32	305	681	-353
6. Buena Vista	4	35	31	11	3	21	9	3	-33	-34
7. Central	69	40	93	201	58	104	98	385	128	525
8. Mission	31	18	103	59	44	37	26	9	8	116
9. South of Market	16	31	-14	271	35	2	-29	-22	243	-50
10. South Bayshore	26	16	14	34	235	131	-14	-246	-202	-75
11. Bernal Heights	17	26	23	22	33	29	41	17	4	7
12. South Central	18	18	88	135	95	157	64	171	70	58
13. Ingleside	13	37	41	84	51	63	51	830	121	2
14. Inner Sunset	22	4	42	159	80	21	187	162	175	17
15. Outer Sunset	5	12	2	15	26	20	47	86	66	40
Total	547	492	852	1402	1201	1480	773	2056	1680	653

TABLE 19b

**Citywide Annual Housing Construction and Demolition
1970-1982**

Year	New Construction	Demolition	Net Change
1982	589	42	547
1981	780	288	492
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	940
1970	990	730	260
<hr/>			
70-82 Cumulative Count	19,063	5,877	13,186

TABLE 20

Condominium Units Certified Complete
 Districts in Rank Order
 San Francisco, 1982

Rank	District Number and Name		Number of Units	Percent
1	1	Richmond	25	27.5
2	8	Mission	16	17.6
3	7	Central	13	14.3
4	12	South Central	11	12.1
5	11	Bernal Heights	8	8.8
6	14	Inner Sunset	8	8.8
7	9	South of Market	5	5.5
8	5	Western Addition	3	3.3
9	13	Ingleside	2	2.2
10	2	Marina	0	0.0
11	3	Northeast	0	0.0
12	4	Downtown	0	0.0
13	6	Buena Vista	0	0.0
14	10	South Bayshore	0	0.0
15	15	Outer Sunset	0	0.0
Total			91	

TABLE 1

Net Change in Housing Structures and Units, 1981

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	79	79
Two Family	59	118
Three Family	18	54
Four Family	-2	-8
5-9 Family	7	45
10-19 Family	9	107
20 or More	0	97
Total	170	492

TABLE 2

San Francisco Housing Stock, December 1981

Structure Type (No. of Units)	No. of Units	PerCent
Single Family	104079	32.3
Two Family	40832	12.7
3 to 4 Family	32735	10.1
5 to 9 Family	34437	10.7
10 or More	110594	34.3
	322677	100.0

TABLE 3

Housing Units Certified Complete, 1981
by Structure Type

Structure Type	...Structurès...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	123	49.4	123	15.8
Two Family	71	28.5	142	18.2
Three Family	24	9.6	72	9.2
Four Family	7	2.8	28	3.6
5-9 Family	10	4.0	61	7.8
10-19 Family	11	4.4	143	18.3
20 or More	3	1.2	221	28.3
Total	249	100.0	780	100.0

TABLE 4

Housing Units Certified Complete, 1981
by Number of Bedrooms

Unit Type	Number of Units	PerCent
Studio	6	0.8
One Bedroom	219	28.1
Two Bedrooms	262	33.6
Three or More Bedrooms	260	33.3
Bedrooms not Known	0	0.0
Total	780	100.0

TABLE 5

Housing Completion by Public and Private Actions, 1981

	Number of Units	PerCent	Estimated \$ Costs	PerCent
Private Action	670	86	55710916	90
Public Action	110	14	5999999	10
Redevelopment Areas	110	14	5999999	10
Western Addition A-2	87	11	4745454	8
Yerba Buena Center	0	0	0	0
Diamond Heights	23	3	1254545	2
Hunters Point	0	0	0	0
Public Housing	0	0	0	0
City Total	780	100	61710915	100

TABLE-6

San Francisco Bay Area

Number of Housing Units Authorized
by building permits, 1981

County	Single Family	Multi Family	Total	Estimated Cost *	% Single Family of Total
Alameda	2359	1530 ²⁴	3889	316059.0	60.7
Contra Costa	2523	585	3108	227924.0	81.2
Marin	302	234	536	72258.0	56.3
Napa	252	106	358	42280.0	70.4
San Francisco	83	1159	1242	170448.0	6.7
San Mateo	593	391	984	141791.0	60.3
Santa Clara	1997	1705	3702	292335.0	53.9
Solano	1102	211	1313	81059.0	83.9
Sonoma	1203	241	1444	97940.0	83.3
Total	10414	6162	16576	1442094.0	62.8

* Estimated cost in thousands of dollars

Source: 'Construction Reports', Real Estate Research Council
of Northern California & Security Pacific Bank

TABLE 7

Housing Units Authorized by Building Permit
San Francisco and the Bay Area, 1977 - 1981

	1981	1980	1979	1978	1977	1977
Total Bay Area	16576	27852	33953	48284	46235	0
Total Bay Area Minus San Francisco	15334	26650	32120	46239	44699	0
Total San Francisco	1242	1202	1833	2045	1536	0
Multi Family Bay Area minus San Francisco	5003	8495	7944	21278	11662	0
Multi Family San Francisco	1159	1012	1594	1818	1167	0
Single Family Bay Area minus San Francisco	10331	18155	24176	24961	33037	0
Single Family San Francisco	83	190	239	227	369	0

Source: 'Construction Reports', 1977 - 1981
San Francisco Bay Area, Dept. of Commerce, Real Estate
Research Council of Northern Calif. & Security Pacific Bank

TABLE 8

Housing Unit Demolitions, 1981
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	44	55.7	44	15.3
Two Family	12	15.2	24	8.3
Three Family	6	7.6	18	6.3
Four Family	9	11.4	36	12.5
5-9 Family	3	3.8	16	5.6
10-19 Family	2	2.5	36	12.5
20 or More	3	3.8	114	39.6
Total	79	100.0	288	100.0

TABLE 9

Demolition by Public Action, 1981
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	0	0.0	0	0.0
Two Family	0	0.0	0	0.0
Three Family	0	0.0	0	0.0
Four Family	7	63.6	28	25.0
5-9 Family	0	0.0	0	0.0
10-19 Family	2	18.2	36	32.1
20 or More	2	18.2	48	42.9
Total	11	100.0	112	100.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1971-1981

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as PerCent of Total
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
1975	439	296	67.4
1974	774	575	74.3
1973	925	647	69.9
1972	869	432	49.7
1971	557	205	36.8
Total	5111	2867	56.1

TABLE 11

Hotel and Lodging-house Rooms Demolished, 1981

No. of Rooms in Building	Public Action			Private Action			Total		
	Str.	Rms.	Units	Str.	Rms.	Units	Str.	Rms.	Units
1-25	0	0	0	0	0	0	0	0	0
26-50	0	0	0	0	0	0	0	0	0
51-75	0	0	0	1	1	66	1	1	66
76-100	0	0	0	0	0	0	0	0	0
100+	0	0	0	0	0	0	0	0	0
Total	0	0	0	1	1	66	1	1	66

TABLE 12.

Net Change of Housing Units
 Districts in Rank Order
 San Francisco, 1981

Rank	District Number	District Name	Number of Units
1	3	Northeast	274
2	1	Richmond	87
3	7	Central	40
4	13	Ingleside	37
5	6	Buena Vista	35
6	9	South of Market	31
7	11	Bernal Heights	26
8	8	Mission	18
9	12	South Central	18
10	10	South Bayshore	16
11	15	Outer Sunset	12
12	2	Marina	9
13	14	Inner Sunset	4
14	5	Western Addition	-55
15	4	Downtown	-60
Total			492

TABLE 14

Housing Units Certified Complete
 Districts in Rank Order
 San Francisco, 1981

Rank	District Number and Name		Number of Units	Percent
1	3	Northeast	277	35.5
2	1	Richmond	124	15.9
3	2	Marina	48	6.2
4	12	South Central	47	6.0
5	7	Central	43	5.5
6	8	Mission	43	5.5
7	13	Ingleside	41	5.3
8	6	Buena Vista	36	4.6
9	9	South of Market	33	4.2
10	11	Bernal Heights	27	3.5
11	10	South Bayshore	17	2.2
12	15	Outer Sunset	14	1.8
13	5	Western Addition	12	1.5
14	14	Inner Sunset	12	1.5
15	4	Downtown	6	0.8
Total			780	

TABLE 17

Housing Units Demolished
Districts in Rank Order
San Francisco, 1981

Rank	District Number and Name		Number of Units	Percent
1	5	Western Addition	67	23.3
2	4	Downtown	66	22.9
3	2	Marina	39	13.5
4	1	Richmond	37	12.8
5	12	South Central	29	10.1
6	8	Mission	25	8.7
7	14	Inner Sunset	8	2.8
8	13	Ingleside	4	1.4
9	3	Northeast	3	1.0
10	7	Central	3	1.0
11	9	South of Market	2	0.7
12	15	Outer Sunset	2	0.7
13	6	Buena Vista	1	0.3
14	10	South Bayshore	1	0.3
15	11	Bernal Heights	1	0.3
Total			288	

TABLE 19

Planning District Trends, 1980 - 1981

Planning District	Completions		Demolitions		Net Change
	Number	%	Number	%	
1 Richmond	347	19.4	70	16.9	277
2 Marina	62	3.5	49	11.9	13
3 Northeast	389	21.7	12	2.9	377
4 Downtown	60	3.3	66	16.0	-6
5 Western Addition	108	6.0	85	20.6	23
6 Buena Vista	68	3.8	2	0.5	66
7 Central	141	7.9	8	1.9	133
8 Mission	150	8.4	29	7.0	121
9 South of Market	74	4.1	25	6.1	49
10 South Bayshore	32	1.8	2	0.5	30
11 Bernal Heights	55	3.1	6	1.5	49
12 South Central	146	8.1	40	9.7	106
13 Ingleside	82	4.6	4	1.0	78
14 Inner Sunset	58	3.2	12	2.9	46
15 Outer Sunset	20	1.1	3	0.7	17
Total	1792	100.0	413	100.0	1379

Source: Changes in the Housing Inventory 1980 - 1981

TABLE 19a

Planning Districts Annual Net Change 1972-1981

Planning District	Annual Net Change									
	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972
1. Richmond	87	190	53	92	147	67	70	113	237	161
2. Marina	9	4	13	35	176	-1	154	256	56	98
3. Northeast	274	103	66	217	403	195	132	50	108	-9
4. Downtown	-60	54	-6	0	33	0	0	0	-1	97
5. Western Addition	-55	78	285	197	136	32	305	681	-353	-54
6. Buena Vista	35	31	11	3	21	9	3	-33	-34	82
7. Central	40	93	201	58	104	98	385	128	525	217
8. Mission	18	103	59	44	37	26	9	8	116	9
9. South of Market	31	-14	271	35	2	-29	-22	243	-50	-7
10. South Bayshore	16	14	34	235	131	-14	-246	-202	-75	106
11. Bernal Heights	26	23	22	33	29	41	17	4	7	2
12. South Central	18	88	135	95	157	64	171	70	58	58
13. Ingleside	37	41	84	51	63	51	830	121	2	15
14. Inner Sunset	4	42	159	80	21	187	162	175	17	22
15. Outer Sunset	12	2	15	26	20	47	86	66	40	53
Total	492	852	1402	1201	1480	773	2056	1680	653	850

TABLE 19b

Citywide Annual Housing Construction and Demolition
1970-1981

Year	New Construction	Demolition	Net Change
1981	780	288	492
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	940
1970	990	730	260

Citywide Annual Housing Construction and Demolition
1970-1981

70-81 Year Cumulative Count	New Construction	Demolition	Net Change
	18,474	5,835	12,639
1981	780	288	492
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	940

TABLE 20

CONDOMINIUM Units Certified Complete
 Districts in Rank Order
 San Francisco, 1981

Rank	District Number and Name	Number of Units	Percent
1	3 Northeast	277	49.1
2	1 Richmond	89	15.8
3	2 Marina	46	8.2
4	8 Mission	39	6.9
5	6 Buena Vista	36	6.4
6	7 Central	31	5.5
7	9 South of Market	22	3.9
8	15 Outer Sunset	11	2.0
9	5 Western Addition	8	1.4
10	4 Downtown	5	0.9
11	10 South Bayshore	0	0.0
12	11 Bernal Heights	0	0.0
13	12 South Central	0	0.0
14	13 Ingleside	0	0.0
15	14 Inner Sunset	0	0.0
Total		564	